134.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	597,300 / 597,300
					USE VALUE:	597,300 / 597,300
					ASSESSED:	597,300 / 597,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		SHAWNEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROOP NOELLE P &
Owner 2:	TURKINGTON RACHAEL A
Owner 3:	
Street 1:	16 SHAWNEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHAW DAVID -
Owner 2:	GOLDSTEIN LOUISE -
Street 1:	16 SHAWNEE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1954, having primarily Wood Shingle Exterior and 1094 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5450.000	130,000	500	466,800	597,300
Total Card	0.125	130,000	500	466,800	597,300
Total Parcel	0.125	130,000	500	466,800	597,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 545.78 | /Parcel: 545.78

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 86579

GIS Ref

GIS Ref

Insp Date 05/05/14

!10479!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	130,000	500	5,450.	466,800	597,300		Year end	12/23/2021
2021	101	FV	125,800	500	5,450.	466,800	593,100		Year End Roll	12/10/2020
2020	101	FV	125,800	500	5,450.	466,800	593,100	593,100	Year End Roll	12/18/2019
2019	101	FV	128,400	500	5,450.	437,600	566,500	566,500	Year End Roll	1/3/2019
2018	101	FV	128,400	500	5,450.	361,800	490,700	490,700	Year End Roll	12/20/2017
2017	101	FV	128,400	500	5,450.	332,600	461,500	461,500	Year End Roll	1/3/2017
2016	101	FV	128,400	500	5,450.	303,400	432,300	432,300	Year End	1/4/2016
2015	101	FV	108,000	500	5,450.	297,600	406,100	406,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:46:43

LAST REV

Date	Time
10/18/16	08:27:39
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10479

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAW DAVID,	61707-373		4/30/2013		428,000	No	No		
GHOSE LAUREL B	39432-541		6/4/2003		387,000	No	No		
CLANCY JOHN C &	30813-458		10/29/1999		219,500	No	No		
	13005-469		6/29/1976		38,000	No	No		N

USER DEFINED

Prior Id # 1:	86579
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2014	1169	Siding	22,000					Cement board sidin
8/27/2013	1289	Redo Kit	22,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2014	Measured	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
11/7/2008	Meas/Inspect	189	PATRIOT
9/16/2003	MLS	MM	Mary M
6/19/2000	MLS		
5/8/2000	Measured	276	PATRIOT
7/24/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5450		Sq. Ft.	Site		0	80.	1.07	9									466,799						466,800	

Total AC/HA:	0.12511	Total SF/SM:	5450	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	466,799	Spl Credit		Total:	466,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98696071
Adj $ / SQ:	133.240
Other Features:	73385
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	188356
Depreciation:	58390
Depreciated Total:	129966

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

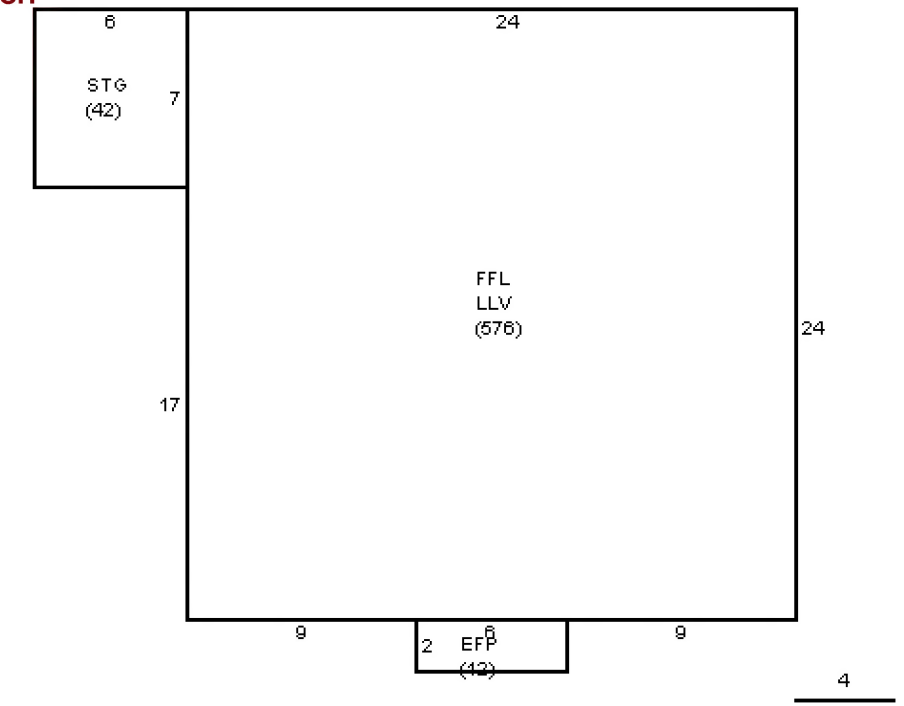
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	119.92
Special Features:	0	Val/Su Net:	107.79
Final Total:	130000	Val/Su SzAd	225.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	576	133.240	76,746
LLV	Lower Level	576	100.430	57,847
STG	Storage	42	10.620	446
EFP	Enclos Porch	12	71.650	860

Net Sketched Area:	1,206	Total:	135,899
Size Ad	576	Gross Area	1206	FinArea	1094
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X20	A	AV	1970	4.13	T	39.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500